

AGENDA
PLANNING AND ZONING COMMISSION
Held via video conference
Monday, August 17, 2020
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **July 20, 2020**
[July 20, 2020](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

The Planning Commission meeting on Monday, August 17, 2020, will be held via video conference and available for viewing on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live).

Public comments on any of the items may be submitted via email to planning@brla.gov, submitted via the online form at <https://www.brla.gov/FormCenter/Planning-Commission-26/Planning-Commission-Public-Comment-Form-160>, called in to 225-389-3144, or sent by mail to 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802. Comments must be received prior to 4:00 pm on the meeting day to be read into public record.

CERTIFICATION OF INABILITY TO OPERATE DUE TO LACK OF QUORUM

In accordance with R.S. 42:17.1 this notice shall serve as certification of the Planning Commission's inability to otherwise operate in accordance with the Louisiana Open Meetings Law due to such a meeting being detrimental to the health, safety, and/or welfare of the public as a result of the public health emergency, as declared by Governor John Bel Edwards.

The Planning Commission will provide for attendance at its essential government meeting on Monday, August 17, 2020 via video conference because it is unable to obtain a quorum. It is essential that the Planning Commission continue to operate in order to continue the operations of City-Parish government and to consider matters that, if they are delayed, will cause curtailment of vital public services or severe economic dislocation and hardship.

Considering the foregoing, and in accordance with R.S. 42:17.1 and Governor John Bel Edwards's executive orders, the Planning Commission meeting on Monday, August 17, 2020 at 5:00 pm will be held via video conference and in a manner that will allow for observation and input by members of the public, as set forth in the notice posted.

This meeting may be observed at <https://www.brla.gov/1085/Live-Stream-Archived-Meetings>, Cox Channel 21, AT&T Channel 99, and the City-Parish Facebook page. Members of the public may submit public comment on an agenda item by sending an email to planning@brla.gov or leaving a message at 225-389-3144 (all comments are limited to three minutes when read aloud) no later than 4:00 pm on Monday, August 17, 2020. All public comments will be properly identified and acknowledged during the meeting.

Ryan L. Holcomb, AICP
Interim Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

16

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-14-20 7017 Perkins Road**

To remove the segment of Kenilworth Parkway extending across Perkins Road to tie into Hennessy Avenue from the Major Street Plan (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Recommend approval, based on review of the area in greater level of detail and considering the determination from the Department of Transportation and Drainage and BREC that removal would be appropriate. MOVEBR's planned Hennessy Boulevard - Perkins Road Connector (One Perkins Place) will provide roadway improvements for future traffic capacity and Complete Streets implementation

[Application](#) [Staff Report](#)
3. **Case 28-20 9679 Airline Highway**

To remove from the Old Hammond Highway Design Overlay District on property located on the east side of Airline Highway and north of Old Hammond Highway, on Lot Y of the Hillcrest Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with surrounding uses, eliminates existing non conformity, and conforming to Unified Development Code requirements.

Related to ISPUD-4-20

[Application](#) [Staff Report](#)
4. **ISPUD-4-20 Murphy Express (9679 Airline Highway)**

To rezone from Heavy Commercial (C2) to Infill/Mixed Use Small Planned Unit Development (ISPUD) on property located on the east side of Airline Highway and north of Old Hammond Highway, on Lot Y of Hillcrest Acres Subdivision. Section 85, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an ISPUD being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements if the property is removed from the overlay.

Related to Case 28-20

[Application](#) [Staff Report](#) [Plans](#)
5. **Case 33-20 320 Lee Drive**

To rezone from Heavy Commercial (C2) and Off Street Parking (B) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the east side of Lee Drive, north of Highland Road , on a portion of Lot B-4-1-B-1 of the H.J. Nolan Tract. Section 45, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

6. **Case 34-20 3030 Perkins Road**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south of Perkins Road, east of Hollydale Avenue, on a portion of Lot 43-B of University Gardens Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

[Application](#) [Staff Report](#)

7. **Case 35-20 16500-16600 River Road**

To rezone from Rural to Zero Lot Line Residential (A2.1) on property located on the east side of River Road, south of L'Auberge Crossing Drive (Gardere Lane), on Tracts 2-A, 2-B, and 2-C of the Marx L. Hoffman Estate. Section 45, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements

[Application](#) [Staff Report](#)

8. **Case 36-20 2207 North Foster Drive**

To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located northwest of the intersection of North Foster Drive and Madison Avenue, on a portion of Lot 5 of East Fairfields Subdivision. Section 75, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

9. **Case 37-20 1184 Bob Pettit Boulevard**

To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of Bob Pettit Boulevard and west of Nicholson Drive, on a portion of Tracts A-2-A and A-2-B of Tigerland Acres Subdivision. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

10. **PUD-2-12 Oak Colony (Formally Sanctuary at Oak Colony) Concept Plan Revision**

Proposed low density single family residential use on property located north side of Hoo Shoo Too Road, east of Montrachet Drive, on Lots 1 thru 90 and Tracts CA1 thru CA8 and PS of The Sanctuary at Oak Colony Subdivision. Section 42, T8S, R2E, Section 51 and Section T8S, R3E GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

11. **ISPUD-4-13 Model Block, Revision #1**

Proposed revision to existing development plan to allow on-premise consumption of alcohol (both C-AB-1 and C-AB-2 uses) on property located on the north side of Government Street, between Ogden and Bedford Drive, on Lots 1, 2, 3, 28, and a portion of Lots 26 and 27, Square B of the Ogden Park Subdivision (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, if Metropolitan Council approves waiver to allow alcohol permit within three hundred (300) feet of Baton Rouge High School, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#) [Plans](#)

12. **SNC-3-20 A.L. Reames Lane to Azalea Acres Lane**

Proposed street name change for A.L. Reames Lane, located north of the intersection of Stubbs Lane and Timbo Lane (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

13. **PUD-2-00 National Tire Battery, Burbank University Final Development Plan**

Proposed motor vehicle service/retail on property located west side of West Lee Drive and south of Bere Lane, on Tract A-3-3-A of the Nelson Tract Property. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12 - Racca)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

14. **S-3-20 Heron Pointe**

Proposed major subdivision with public streets located at the west end of Parkknoll Avenue, on Tract 8 of the Ellis Property (Council District 8 - Amoroso)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)

15. **SS-7-20 Ernest Tennent Property**

Proposed small subdivision with a private street extension and creation of a flag lot located south of Mount Pleasant-Zachary Road, and west of Barnett Cut-Off Road, on Tract T-2-C of the Ernest Tennent Property (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)

16. **CONSENT FOR DEFERRAL SS-2-20 Bessie Mills Samuel Property (Flag Lot Subdivision)**

Proposed flag lot subdivision located on the east side of Samuels Road and north of Barnett Road, on Tract B-1 of the Bessie Mills Samuel Property (Council District 1 - Welch)

Deferred to September 21 by the Planning Director

[Application](#)

17. **SS-9-20 West Paul Tract**

Proposed small subdivision with a private street located south of Flonacher Road and east of McKee Lane, on Lot L of the West Paul Tract (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)

18.

SS-10-20 Lee Jackson Property

Proposed small subdivision with a private street located west of Hall Road and north of Pride-Baywood Road, on the Lee Jackson Property (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)
19.

SP-2-20 IDEA Plank Road Academy & College Prep

Proposed educational institution located south of Harding Boulevard and west of Plank Road, on Tract A-1-A-1-A-4 of the Howell Community Farms Subdivision (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)
20.

SP-4-20 South Tower Improvements

Proposed renovations of existing building to include over 100 residential units, amenity area and addition of retail space, located on the north side of Florida Street, between North 4th Street and North 5th Street, on Lot A-1 of Devall Town (Council District 10 - Wicker)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN